

Little Bear Inn

1700 Little Bear Road Cheyenne WY

www.littlebearinn.com

Offering price: \$ 1,300,000.00 with future capital expenditures included.

Little Bear Inn is a true historic steak house, approaching its 58th year of operation at its current location. The current owners David and Kathryn Bertrand have been running Little Bear Inn for the past 3 years, and they are ready to try something new.

Little Bear Inn has a large potential for growth with a 5 acre site. Also with its full retail liquor license, Little Bear Inn could have a package liquor store and larger bar.

There is also income from a cell phone tower located behind the restaurant. All of the books are available for viewing for financially qualified purchasers.

Please call Jacob Kallal 307-421-5151 for more information or to set up a showing.

Directions: From Cheyenne

Take US-87 N (I-25 N, Wheatland) ramp on left 4.8 miles

Take Exit 16 (WY-211, US-85, Horse Creek Road, Torrington) on right 0.2 miles

Turn left onto WY-211 (Horse Creek Rd, Iron Mountain Rd) 0.1 miles

Continue onto WY-211 (Horse Creek Rd) < 0.1 miles

Turn right onto I-25 Service Rd (Little Bear Rd) 1.9 miles

You are at 1700 I25 Service Rd, Cheyenne, WY